

Executive Summary Report

Characteristics-Based Market Adjustment for 2005 Assessment Roll

Area Name / Number: Green River Valley / 51

Previous Physical Inspection: 2002

Improved Sales:

Number of Sales: 231

Range of Sale Dates: 1/2003 - 12/2004

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2004 Value	\$63,000	\$172,100	\$235,100	\$255,500	92.0%	11.99%
2005 Value	\$66,800	\$185,400	\$252,200	\$255,500	98.7%	10.58%
Change	+\$3,800	+\$13,300	+\$17,100		+6.7%	-1.41%
% Change	+6.0%	+7.7%	+7.3%		+7.3%	-11.76%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -1.41% and -11.76% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2004 Value	\$64,800	\$167,300	\$232,100
2005 Value	\$68,700	\$179,300	\$248,000
Percent Change	+6.0%	+7.2%	+6.9%

Number of one to three unit residences in the Population: 1839

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Homes located in Vistara Div. 2 Major 896196 and Stella A.Tylers, Major 873300 had higher average ratios (Assessed Value/Sales Price) than others, which required a downward adjustment.

Properties located in Sub Area 2 and are Grade 5 construction had lower average ratios (Assessed Value/Sales Price) than others which required an upward adjustment.

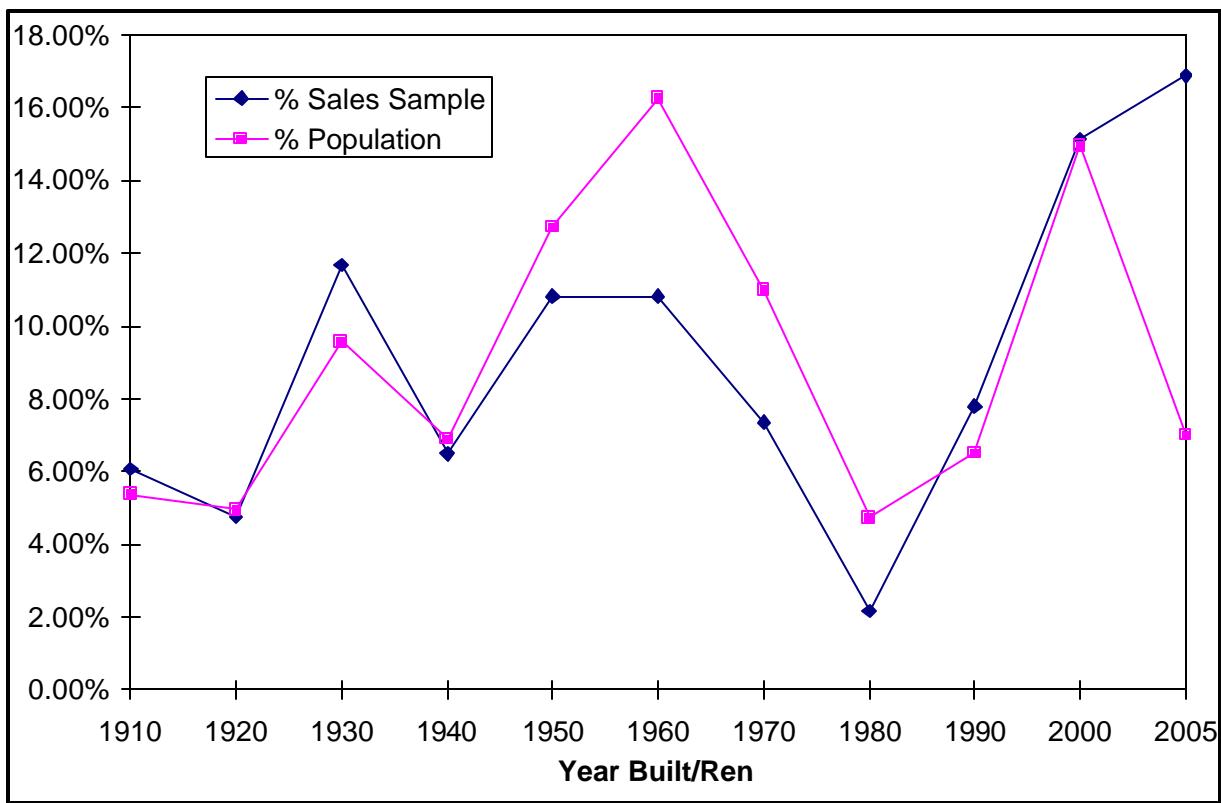
The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2005 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	14	6.06%
1920	11	4.76%
1930	27	11.69%
1940	15	6.49%
1950	25	10.82%
1960	25	10.82%
1970	17	7.36%
1980	5	2.16%
1990	18	7.79%
2000	35	15.15%
2005	39	16.88%
	231	

Population		
Year Built/Ren	Frequency	% Population
1910	99	5.38%
1920	91	4.95%
1930	176	9.57%
1940	127	6.91%
1950	234	12.72%
1960	299	16.26%
1970	202	10.98%
1980	87	4.73%
1990	120	6.53%
2000	275	14.95%
2005	129	7.01%
	1839	

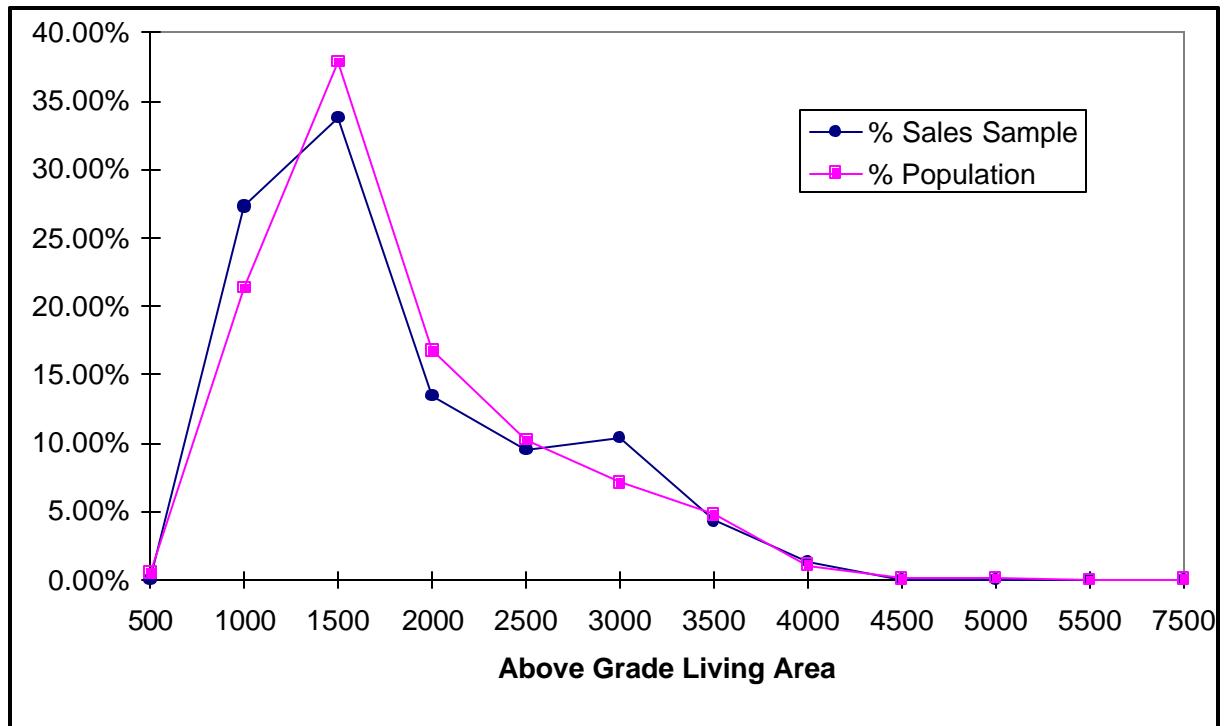


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	63	27.27%
1500	78	33.77%
2000	31	13.42%
2500	22	9.52%
3000	24	10.39%
3500	10	4.33%
4000	3	1.30%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	231	

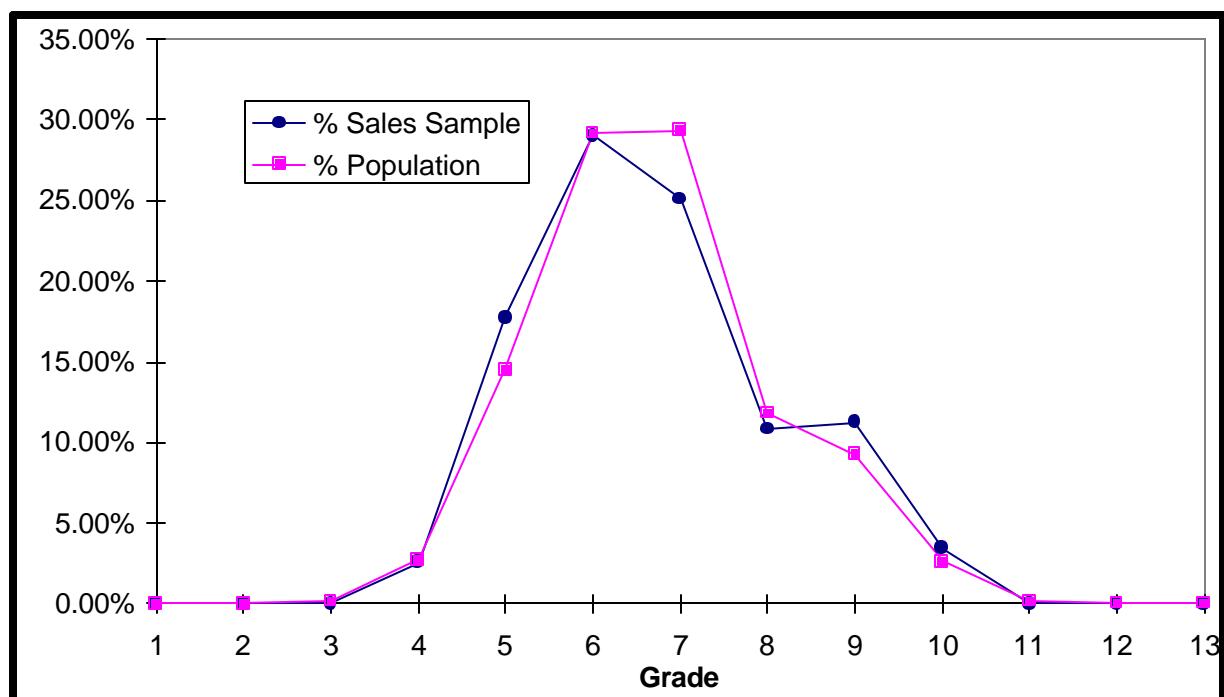
Population		
AGLA	Frequency	% Population
500	9	0.49%
1000	392	21.32%
1500	697	37.90%
2000	308	16.75%
2500	188	10.22%
3000	131	7.12%
3500	88	4.79%
4000	20	1.09%
4500	2	0.11%
5000	3	0.16%
5500	0	0.00%
7500	1	0.05%
	1839	



The sales sample frequency distribution follows the population distribution with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

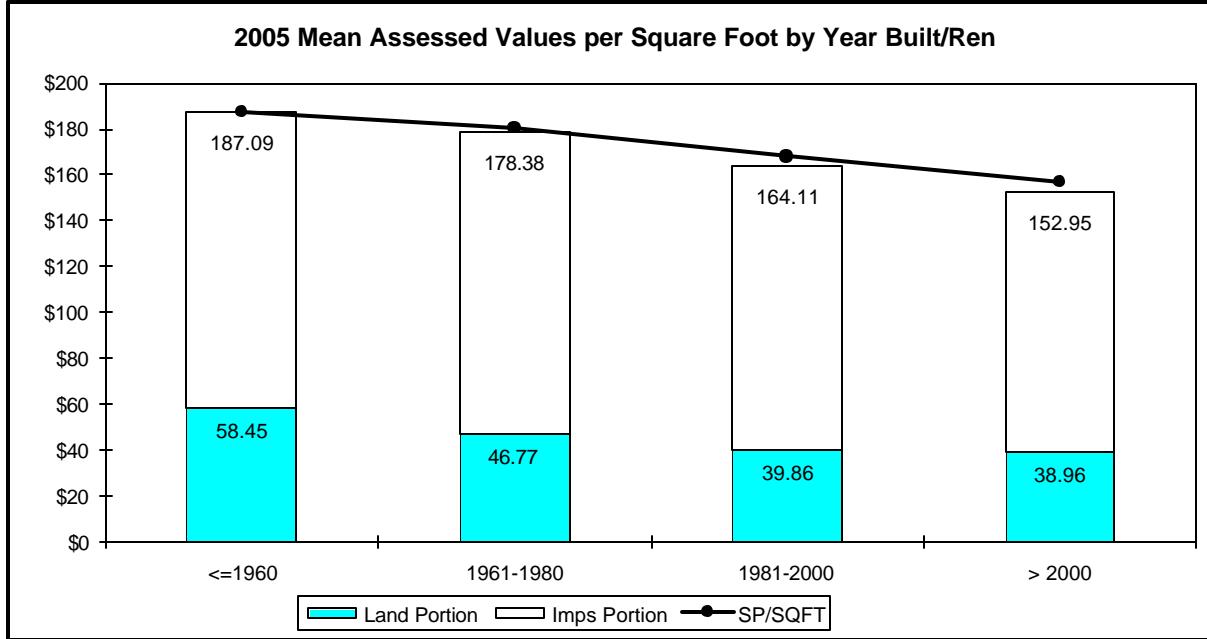
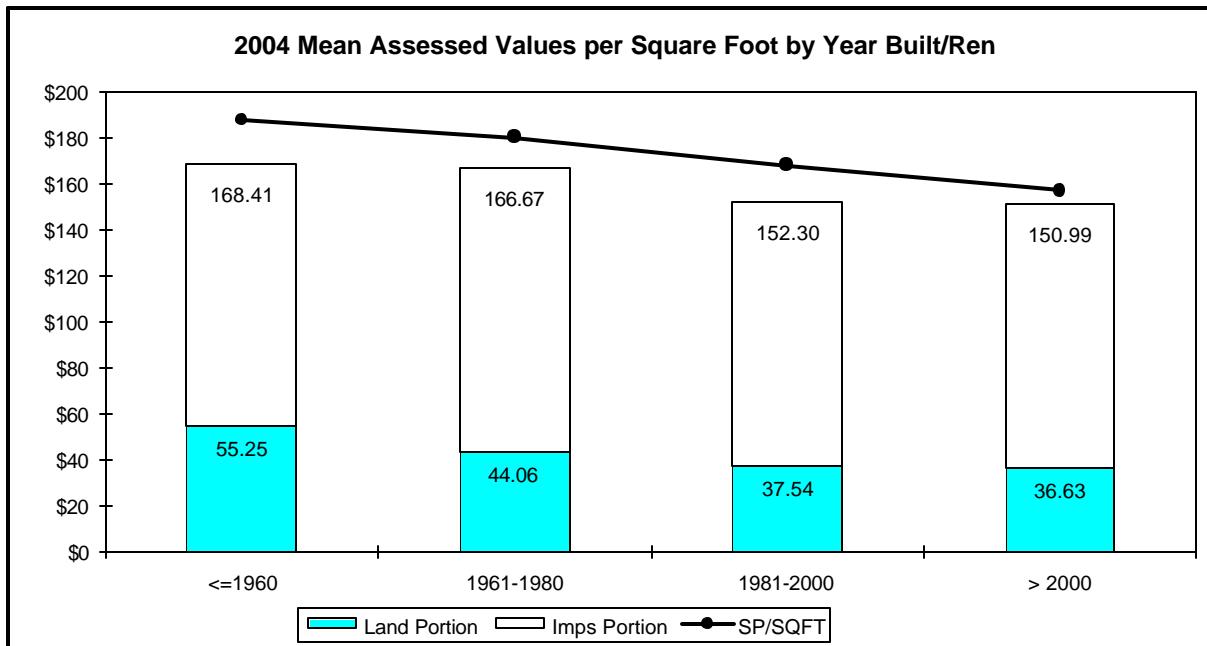
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	4	0.22%
4	6	2.60%	4	50	2.72%
5	41	17.75%	5	267	14.52%
6	67	29.00%	6	537	29.20%
7	58	25.11%	7	540	29.36%
8	25	10.82%	8	217	11.80%
9	26	11.26%	9	171	9.30%
10	8	3.46%	10	48	2.61%
11	0	0.00%	11	3	0.16%
12	0	0.00%	12	1	0.05%
13	0	0.00%	13	1	0.05%
	231			1839	



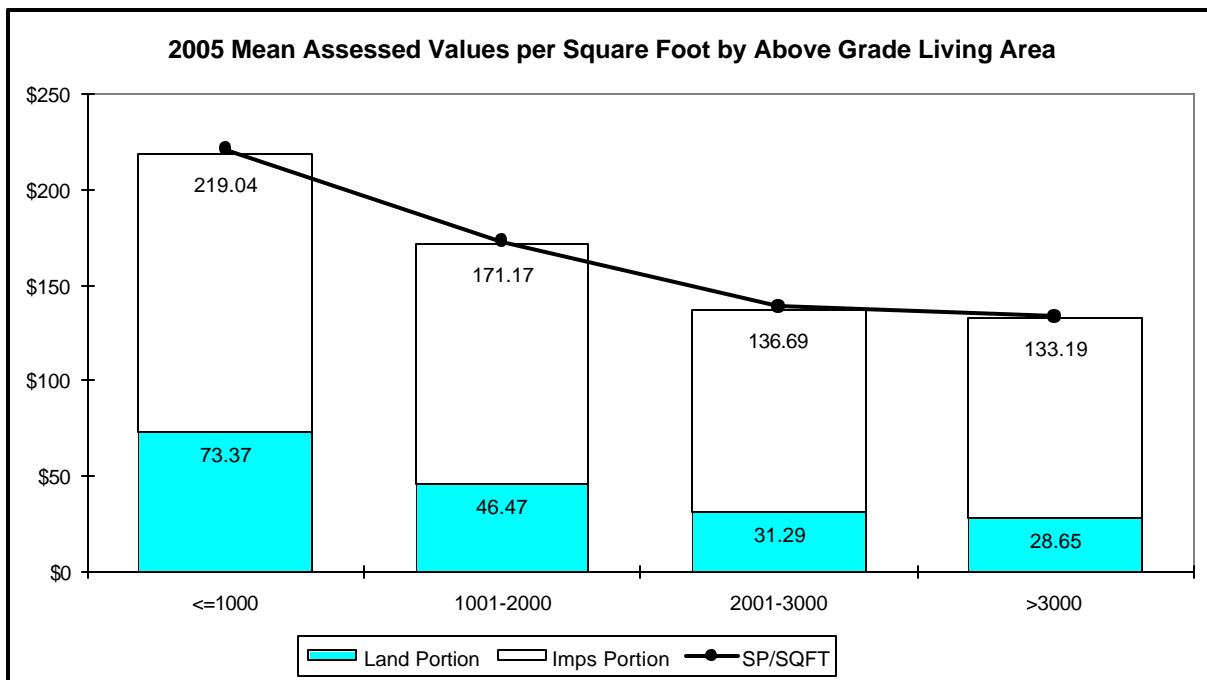
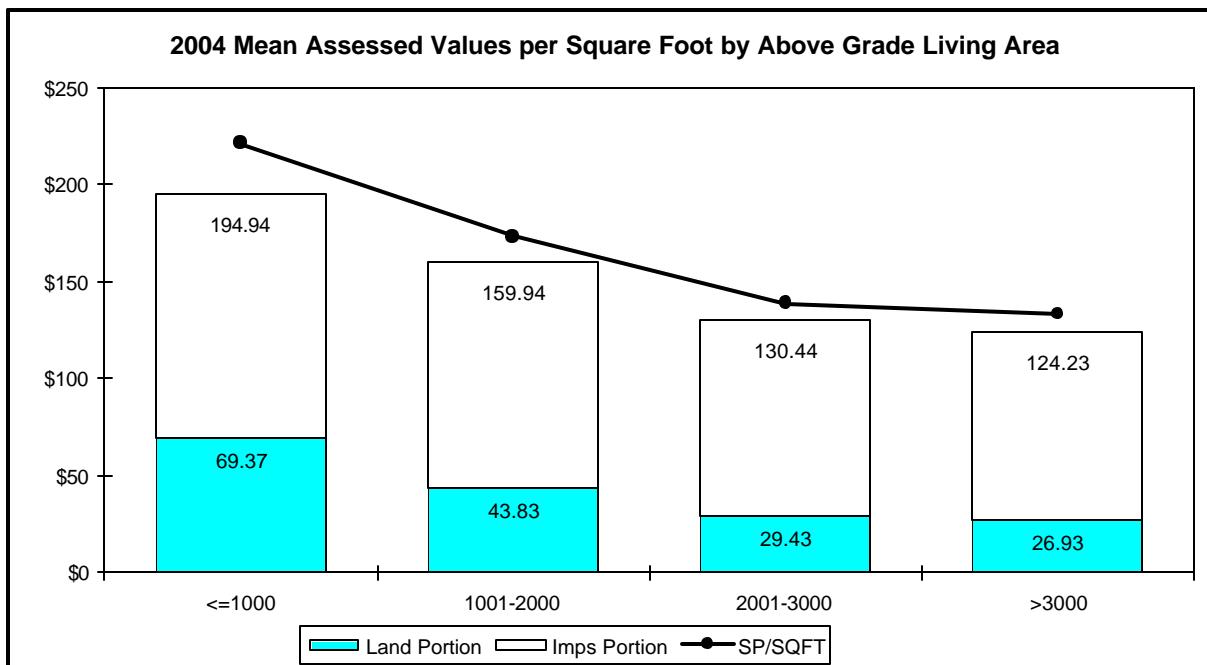
The sales sample frequency distribution follows the population distribution with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

***Comparison of 2004 and 2005 Per Square Foot Values
By Year Built / Renovated***



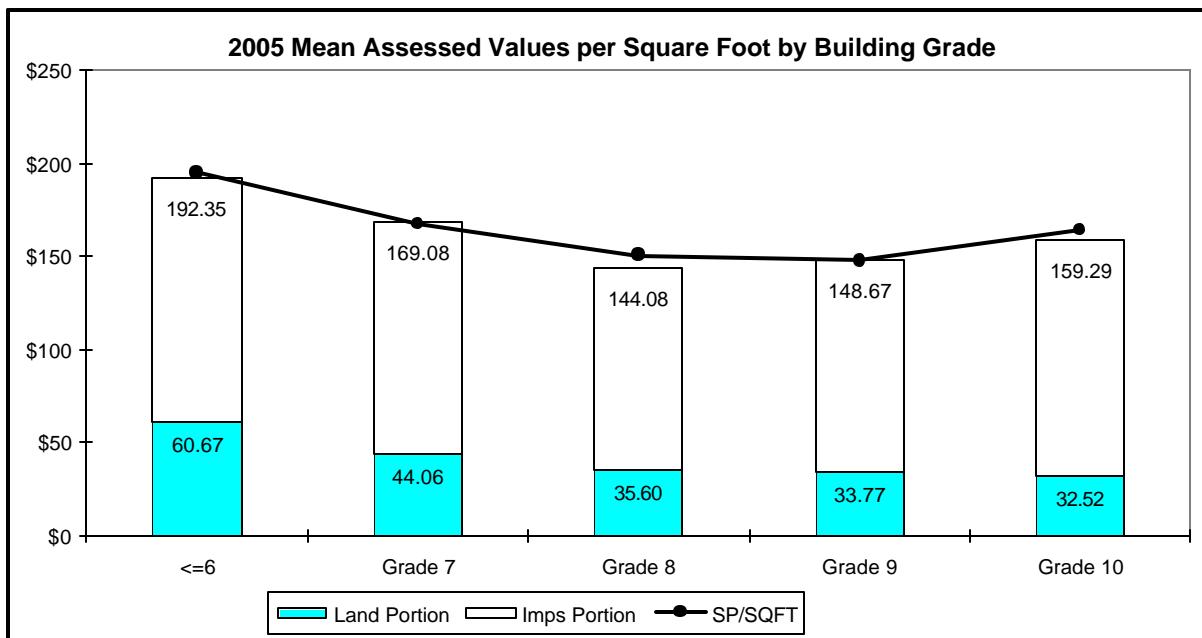
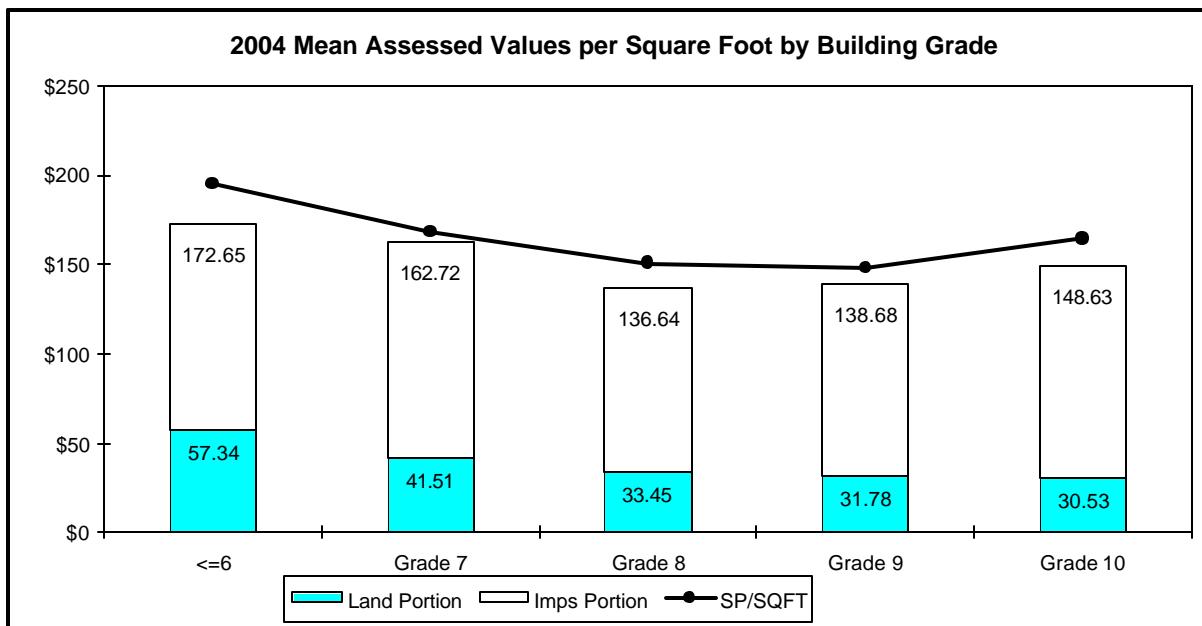
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2004 and 2005 Per Square Foot Values
By Above Grade Living Area***



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2004 and 2005 Per Square Foot Values
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

[Area Map]

Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 12/31/2004 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2004
6. Existing residences where the data for 2004 is significantly different than the data for 2005 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

Based on the 15 usable land sales available in the area, and their 2004 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 6.0% increase in land assessments in the area for the 2005 Assessment Year. The formula is:

$$2005 \text{ Land Value} = 2004 \text{ Land Value} \times 1.068, \text{ with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 231 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Homes located in Vistara Div. 2 Major 896196 and Stella A.Tylers, Major 873300 had higher average ratios (Assessed Value/Sales Price) than others, which require a downward adjustment.

Properties located in Sub Area 2 and are Grade 5 construction had lower average ratios (Assessed Value/Sales Price) than others which required a upward adjustment.

The derived adjustment formula is:

$$2005 \text{ Total Value} = 2004 \text{ Total Value} / .9258707 + 9.486877E-02 * \text{Plat1} + .1522377 * \text{Plat2} - 8.274499E-02 * \text{Grd5_sub2}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2005 \text{ Improvements Value} = 2005 \text{ Total Value} \text{ minus } 2005 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

Other: *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2005 Land Value + Previous Improvement Value * 1.077)
*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
*If “accessory improvements only”, the land value is used, but there is no change to the improvements (2005 Land Value + Previous Improvement Value * 1.00).
*If vacant parcels (no improvement value) only the land adjustment applies.
*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
*Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

Mobile Home Update

There were not enough mobile home sales for a separate analysis (3 sales). Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2005 \text{ Total Value} = 2005 \text{ Land Value} + \text{Previous Improvement Value} * 1.077, \text{ with results rounded down to the next } \$1,000$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 51 Annual Update Model Adjustments

2005 Total Value = 2004 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

8.01%

Vistara Div 2	Yes
Major 896196	
% Adjustment	-10.02%
Stella A. Tylers	Yes
Major 873300	
% Adjustment	-15.25%
Grade 5	Yes
Sub Area 2	
% Adjustment	10.60%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, homes located in *Vistara Div. #2* (Major 896196) would receive a 2.01% downward adjustment (8.01% overall - 10.02% Major 896196). 37 parcels would receive this adjustment.

Homes located in *Stella A. Tylers* (Major 873300) would receive a 7.24 downward adjustment (8.01% overall-15.25% Major 873300) 8 parcels would receive this adjustments.

Homes with grade 5 construction and are located in Sub Area 2 would receive a 18.61% upward adjustment (8.01% overall+10.60% Grade 5 Sub Area 2). There are 28 sales. 130 parcels would receive this adjustment.

There are no parcels requiring double adjustments.

95% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 51 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
896196	Vistara Div. 2	16	37	43%	SE-11-21-4	10	7-9	2000 thru 2004	West Valley Highway
873300	Stella A. Tylers	4	8	50%	NW 23-23-4	4	8-9	1933 thru 2003	Macadam Rd So and So. 144 th St.

Area 51 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 98.7

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<=6	114	0.888	0.984	10.8%	0.963	1.005
7	58	0.970	1.003	3.4%	0.980	1.025
8	25	0.912	0.959	5.2%	0.915	1.003
9	26	0.933	1.001	7.2%	0.952	1.049
10	8	0.900	0.965	7.2%	0.916	1.013
Year Built or Year Renovated	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<=1960	117	0.906	0.999	10.3%	0.978	1.020
1961-1980	22	0.918	0.983	7.1%	0.937	1.030
1981-2000	53	0.917	0.984	7.4%	0.957	1.012
>2000	39	0.951	0.970	2.0%	0.946	0.995
Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Fair/Average	154	0.931	0.989	6.2%	0.973	1.006
Good/Very Good	77	0.890	0.981	10.2%	0.956	1.005
Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	124	0.912	0.990	8.6%	0.970	1.010
1.5	39	0.895	0.979	9.4%	0.943	1.015
>=2	68	0.938	0.987	5.2%	0.965	1.008
Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<=1000	63	0.881	0.988	12.1%	0.958	1.017
1001-2000	109	0.926	0.988	6.8%	0.969	1.008
2001-3000	46	0.935	0.981	4.9%	0.950	1.012
>3000	13	0.929	0.996	7.2%	0.952	1.040

Area 51 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 98.7

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	177	0.925	0.995	7.5%	0.980	1.011
Y	54	0.908	0.968	6.7%	0.939	0.998
Wft Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	228	0.921	0.988	7.3%	0.975	1.002
Y	3	0.822	0.882	7.2%	0.609	1.155
Sub	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
2	75	0.902	0.991	9.9%	0.967	1.015
4	69	0.926	0.999	7.8%	0.972	1.025
5	21	0.924	0.990	7.1%	0.937	1.043
10	66	0.926	0.975	5.3%	0.950	1.000
Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<=8000	112	0.920	0.986	7.2%	0.968	1.004
08001-16000	88	0.926	0.993	7.2%	0.970	1.016
16001-25000	14	0.910	0.982	7.9%	0.904	1.060
30001-43559	8	0.940	1.017	8.2%	0.876	1.158
>=43560	9	0.863	0.926	7.2%	0.876	0.975

Area 51 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 98.7

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

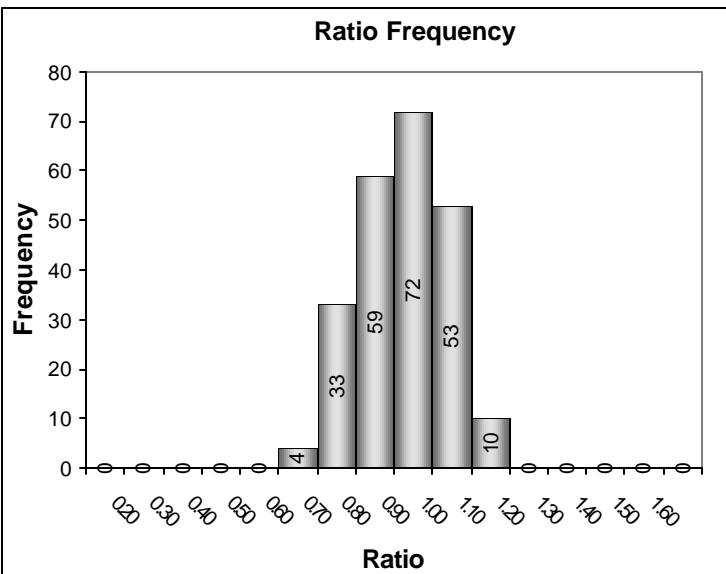
It is difficult to draw valid conclusions when the sales count is low.

Vistara Div 2 Major 896196	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	215	0.912	0.986	8.1%	0.972	1.001
Y	16	1.019	0.996	-2.2%	0.972	1.020
Stella A. Tylers Major 873300	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	227	0.917	0.987	7.6%	0.973	1.001
Y	4	1.078	0.998	-7.5%	0.973	1.022
Grade 5 Sub Area 2	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	203	0.928	0.986	6.2%	0.971	1.000
Y	28	0.834	1.001	20.1%	0.960	1.042

Annual Update Ratio Study Report (Before)

2004 Assessments

District/Team: SW/Team 2	Lien Date: 01/01/2004	Date of Report: 5/17/2005	Sales Dates: 1/2003 - 12/2004
Area Area 51/Green River Valley	Appr ID: SLED	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	231		
Mean Assessed Value	235,100		
Mean Sales Price	255,500		
Standard Deviation AV	85.594		
Standard Deviation SP	93.846		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.925		
Median Ratio	0.931		
Weighted Mean Ratio	0.920		
UNIFORMITY			
Lowest ratio	0.626		
Highest ratio:	1.153		
Coefficient of Dispersion	9.80%		
Standard Deviation	0.111		
Coefficient of Variation	11.99%		
Price Related Differential (PRD)	1.005		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.909		
<i>Upper limit</i>	0.949		
95% Confidence: Mean			
<i>Lower limit</i>	0.911		
<i>Upper limit</i>	0.939		
SAMPLE SIZE EVALUATION			
N (population size)	1839		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.111		
Recommended minimum:	20		
Actual sample size:	231		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	112		
# ratios above mean:	119		
<i>Z:</i>	0.461		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



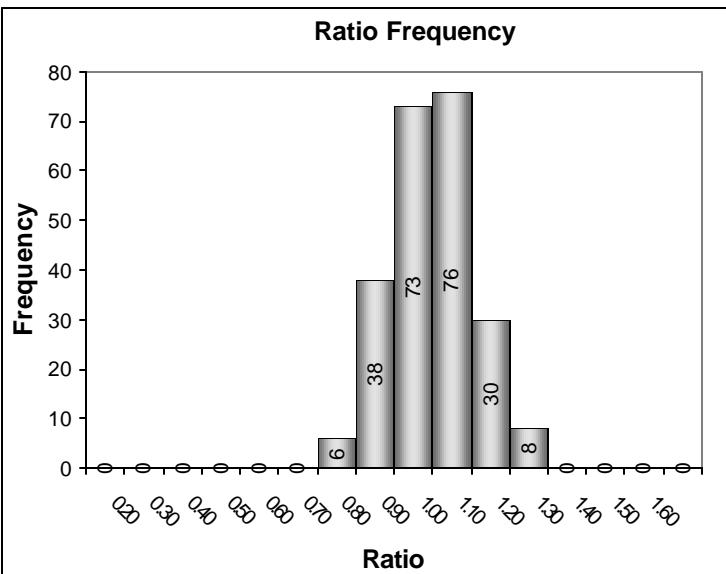
COMMENTS:

1 to 3 Unit Residences throughout area 51

Annual Update Ratio Study Report (After)

2005 Assessments

District/Team: SW/Team 2	Lien Date: 01/01/2005	Date of Report: 5/17/2005	Sales Dates: 1/2003 - 12/2004
Area Area 51/Green River Valley	Appr ID: SLED	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	231		
Mean Assessed Value	252,200		
Mean Sales Price	255,500		
Standard Deviation AV	87,605		
Standard Deviation SP	93,846		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.998		
Median Ratio	1.000		
Weighted Mean Ratio	0.987		
UNIFORMITY			
Lowest ratio	0.766		
Highest ratio:	1.288		
Coefficient of Dispersion	8.47%		
Standard Deviation	0.106		
Coefficient of Variation	10.58%		
Price Related Differential (PRD)	1.011		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.983		
<i>Upper limit</i>	1.016		
95% Confidence: Mean			
<i>Lower limit</i>	0.984		
<i>Upper limit</i>	1.011		
SAMPLE SIZE EVALUATION			
N (population size)	1839		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.106		
Recommended minimum:	18		
Actual sample size:	231		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	113		
# ratios above mean:	118		
<i>Z:</i>	0.329		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 51

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 51
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	722550	0325	12/24/03	\$122,000	540	0	4	1924	3	4500	N	N	341 WELLS AV N
002	722550	0115	12/18/03	\$135,000	800	0	4	1924	4	4815	N	N	420 BURNETT AV N
002	722500	0240	12/7/04	\$193,500	630	0	5	1942	4	3500	N	N	326 WELLS AV N
002	722550	0160	4/21/03	\$159,900	630	0	5	1922	4	4500	N	N	419 WELLS AV N
002	000720	0110	9/29/04	\$224,950	640	570	5	2000	3	4747	N	N	500 S TOBIN ST
002	135230	0200	11/11/03	\$172,500	730	0	5	1923	5	4120	N	N	211 MEADOW AV N
002	135230	0730	4/28/04	\$179,500	730	0	5	1915	4	4120	N	N	247 FACTORY AV N
002	722550	0460	9/9/03	\$147,500	750	0	5	1941	4	5250	N	N	711 N 4TH ST
002	380600	0005	11/2/04	\$159,000	760	0	5	1930	3	4746	N	N	201 S TOBIN ST
002	722450	0365	3/13/03	\$157,940	760	0	5	1991	3	5350	N	N	702 N 5TH ST
002	722400	0950	7/28/04	\$168,000	810	0	5	1938	3	4838	N	N	516 PELLY AV N
002	722400	0410	5/14/03	\$210,000	830	0	5	1933	3	4838	N	N	208 PELLY AV N
002	135230	0190	6/4/04	\$174,500	880	420	5	1923	4	4120	N	N	219 MEADOW AV N
002	722600	0020	11/26/03	\$194,400	890	200	5	1929	5	4280	N	N	210 BURNETT AV N
002	722600	0025	8/13/03	\$175,000	910	0	5	1920	5	4280	N	N	222 BURNETT AV N
002	722500	0065	11/20/03	\$165,000	930	0	5	1907	5	5000	N	N	451 PELLY AV N
002	135230	0185	10/16/03	\$169,990	960	0	5	1923	4	4120	N	N	223 MEADOW AV N
002	135230	0540	11/9/04	\$188,000	970	0	5	1948	4	4120	N	N	334 MEADOW AV N
002	722400	0805	10/11/04	\$207,000	990	0	5	1922	4	4837	N	N	412 PELLY AV N
002	135230	1020	6/16/04	\$194,950	1000	0	5	1929	5	4400	N	N	200 FACTORY AV N
002	722450	0100	6/5/03	\$192,149	1020	0	5	1930	4	5000	N	N	520 WELLS AV N
002	722550	0445	2/19/03	\$195,000	1040	0	5	1908	5	4725	N	N	327 WILLIAMS AV N
002	722400	0250	9/26/03	\$162,950	1060	0	5	1906	3	4275	N	N	224 PARK AV N
002	722550	0475	11/12/04	\$220,000	1080	0	5	1912	5	4815	N	N	326 BURNETT AV N
002	722450	0145	9/11/03	\$166,000	1130	0	5	1928	4	5000	N	N	517 WELLS AV N
002	722600	0050	10/21/04	\$239,950	1150	0	5	1916	4	4200	N	N	209 WILLIAMS AV N
002	722550	0270	1/5/04	\$164,870	1170	0	5	1948	2	5328	N	N	406 WILLIAMS AV N
002	722400	0465	9/28/04	\$207,950	1210	0	5	1916	5	4838	N	N	335 PARK AV N
002	722500	0250	8/6/04	\$249,950	1270	960	5	1907	4	4500	N	N	318 WELLS AV N
002	722500	0385	12/10/03	\$180,000	1370	0	5	1906	2	4500	N	N	216 WELLS AV N

Improved Sales Used in this Annual Update Analysis
Area 51
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	722550	0200	1/23/04	\$203,700	710	350	6	1941	4	5000	N	N	449 WELLS AV N
002	135230	0295	12/1/04	\$165,000	730	0	6	1940	5	4120	N	N	359 MEADOW AV N
002	135230	0735	12/19/03	\$158,000	750	0	6	1940	4	4120	N	N	241 FACTORY AV N
002	722450	0025	4/4/03	\$195,000	780	730	6	1991	3	5000	N	N	517 PELLY AV N
002	722400	0375	2/18/04	\$182,210	790	0	6	1941	4	3225	N	N	232 PELLY AV N
002	172305	9050	8/1/03	\$219,000	860	0	6	1931	3	3958	Y	N	908 N RIVERSIDE DR
002	722500	0305	3/6/03	\$172,500	880	0	6	1941	4	4500	N	N	223 PELLY AV N
002	722400	0495	7/1/04	\$150,000	880	0	6	1941	4	4838	N	N	346 PELLY AV N
002	722400	0520	10/19/04	\$193,000	880	0	6	1942	3	4838	N	N	330 PELLY AV N
002	722400	0385	5/4/04	\$187,950	890	0	6	1940	4	3225	N	N	230 PELLY AV N
002	722400	0395	6/7/04	\$230,230	900	0	6	1940	3	4838	N	N	220 PELLY AV N
002	722500	0010	2/24/03	\$166,800	940	0	6	1965	4	4500	N	N	405 PELLY AV N
002	172305	9113	10/11/04	\$219,000	950	0	6	1923	4	4080	N	N	909 N 1ST ST
002	172305	9113	1/13/03	\$190,150	950	0	6	1923	4	4080	N	N	909 N 1ST ST
002	722450	0260	11/24/03	\$178,000	990	0	6	1941	4	5250	N	N	505 WILLIAMS AV N
002	135230	0525	7/28/03	\$215,000	1010	0	6	1930	4	4120	N	N	344 MEADOW AV N
002	135230	1111	7/21/04	\$205,000	1020	0	6	1920	4	5080	N	N	1500 N 3RD ST
002	722450	0325	10/19/04	\$247,150	1040	720	6	1992	3	5350	N	N	536 BURNETT AV N
002	722550	0505	6/3/04	\$215,000	1050	0	6	1950	4	5260	N	N	704 N 3RD ST
002	722650	0045	10/26/04	\$177,000	1080	0	6	1927	5	5219	N	N	817 N 3RD ST
002	722400	0415	1/9/03	\$192,950	1100	0	6	1941	4	4838	N	N	204 PELLY AV N
002	722450	0050	12/14/04	\$217,000	1220	0	6	2002	3	5000	N	N	535 PELLY AV N
002	722450	0080	8/26/04	\$187,500	1230	0	6	1930	4	5000	N	N	538 WELLS AV N
002	722550	0020	8/12/03	\$208,000	1290	0	6	1938	4	4725	N	N	415 WILLIAMS AV N
002	756460	0182	6/21/04	\$195,000	1290	0	6	1952	3	5000	N	N	1212 N 3RD ST
002	722500	0435	11/5/03	\$210,000	1330	260	6	1937	5	5000	N	N	913 N 2ND ST
002	722550	0130	3/28/03	\$199,999	1330	0	6	1903	4	4815	N	N	406 BURNETT AV N
002	135230	0150	12/12/03	\$197,900	1350	0	6	1922	4	4738	N	N	251 MEADOW AV N
002	722500	0285	3/16/04	\$195,000	1360	0	6	1937	4	5100	N	N	211 PELLY AV N
002	722650	0020	8/7/03	\$232,500	1460	0	6	1937	4	4000	N	N	235 WELLS AV N
002	135230	1120	7/18/03	\$234,950	1500	200	6	1929	4	5461	N	N	1510 N 3RD ST

Improved Sales Used in this Annual Update Analysis
Area 51
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	722550	0430	5/21/03	\$274,950	1630	420	6	1908	5	4725	N	N	315 WILLIAMS AV N
002	722550	0342	2/21/03	\$228,500	1650	0	6	2002	3	4987	N	N	807 N 4TH ST
002	722550	0440	1/12/04	\$230,000	1690	0	6	1925	5	4725	N	N	323 WILLIAMS AV N
002	722450	0045	6/17/03	\$234,000	1740	0	6	1918	5	5000	N	N	531 PELLY AV N
002	000720	0078	6/26/03	\$198,500	1080	0	7	1997	3	4912	N	N	416 S TOBIN ST
002	000720	0079	11/25/03	\$194,000	1080	0	7	1997	3	4916	N	N	418 S TOBIN ST
002	135230	0628	9/16/04	\$195,000	1240	0	7	1995	3	4120	N	N	319 FACTORY AV N
002	000720	0108	8/4/04	\$238,500	1480	0	7	2004	3	5335	N	N	502 S TOBIN ST
002	722450	0242	9/4/04	\$263,000	1550	0	7	1997	3	5000	N	N	508 WILLIAMS AV N
002	722650	0005	12/8/04	\$247,150	1650	150	7	1918	4	4942	N	N	221 WELLS AV N
002	756460	0265	4/13/04	\$281,000	1720	0	7	1998	3	14000	N	N	211 GARDEN AV N
002	135230	0605	9/23/03	\$189,000	1830	0	7	1959	4	6173	N	N	343 FACTORY AV N
002	135230	0195	10/24/03	\$280,000	2210	0	7	1983	3	4120	N	N	215 MEADOW AV N
002	135230	0630	6/28/04	\$300,000	2310	0	7	2004	3	4120	N	N	315 FACTORY AV N
004	000300	0042	1/3/03	\$135,000	540	0	4	2000	3	4671	N	N	5316 S 137TH ST
004	336590	0461	1/8/03	\$127,500	900	0	4	1951	4	8466	N	N	14416 56TH AV S
004	000300	0095	8/23/04	\$144,500	540	120	5	1938	3	5955	N	N	5320 S 137TH ST
004	000280	0025	8/27/04	\$125,000	540	0	5	1930	3	10512	N	N	13925 56TH PL S
004	336590	1265	6/10/04	\$200,000	700	0	5	1928	3	32256	N	N	14451 59TH AV S
004	336590	0165	9/25/03	\$178,000	740	0	5	1949	3	7785	Y	N	14139 56TH AV S
004	336590	1524	10/7/04	\$201,000	760	0	5	1943	3	8103	N	N	14082 58TH AV S
004	000300	0029	12/26/03	\$194,000	850	0	5	1900	5	13343	Y	N	5110 S 136TH ST
004	336590	0130	10/15/04	\$265,000	860	400	5	1913	5	22950	Y	N	14209 56TH AV S
004	167040	0126	6/23/04	\$201,000	970	0	5	1943	5	9497	N	N	13902 53RD AV S
004	000300	0085	8/25/04	\$200,000	990	0	5	1929	4	5800	N	N	13616 52ND AV S
004	336590	0520	7/28/04	\$204,500	1020	0	5	1900	5	8580	N	N	14490 57TH AV S
004	336590	0380	3/25/04	\$254,000	1070	0	5	1908	4	13056	Y	N	14219 57TH AV S
004	359700	0600	7/22/04	\$292,000	1730	0	5	2000	3	11210	N	N	6224 S 149TH PL
004	336590	0690	4/8/04	\$215,000	720	0	6	1949	3	11904	N	N	14232 57TH AV S
004	336590	0685	8/18/03	\$160,000	780	0	6	1937	3	11904	N	N	14234 57TH AV S
004	799960	0050	5/18/04	\$160,000	800	0	6	1951	3	7560	N	N	14427 53RD AV S

Improved Sales Used in this Annual Update Analysis
Area 51
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	000300	0077	1/2/03	\$162,000	800	0	6	1921	2	5432	Y	N	5314 S 137TH ST
004	336590	0206	11/3/03	\$180,000	840	120	6	1936	4	9409	Y	N	5534 S 144TH ST
004	336590	1165	10/1/03	\$239,950	920	730	6	1990	3	8052	N	N	14488 58TH AV S
004	076100	0005	12/9/04	\$234,600	980	210	6	1903	5	9265	N	N	14272 53RD AV S
004	336590	0710	6/24/03	\$217,900	1040	1040	6	1956	4	13056	Y	N	5701 S 142ND ST
004	808860	0080	11/18/03	\$221,500	1050	400	6	1958	4	8820	N	N	5625 S 149TH ST
004	336590	0735	6/24/03	\$218,000	1140	0	6	1944	3	11904	N	N	14225 58TH AV S
004	336590	0151	6/4/04	\$215,000	1220	0	6	1958	5	11712	N	N	14102 55TH AV S
004	725520	0256	9/23/03	\$232,500	1370	0	6	1964	3	7076	N	N	14205 53RD AV S
004	336590	0035	2/11/04	\$197,700	1380	0	6	1959	4	19776	N	N	14427 56TH AV S
004	336590	0661	5/27/03	\$241,500	1400	300	6	1920	4	12138	Y	N	5702 S 144TH ST
004	115720	0173	1/22/04	\$236,000	1410	0	6	1953	4	11025	Y	N	14707 57TH AV S
004	336590	0740	2/25/04	\$249,500	1440	0	6	1929	5	11904	N	N	14235 58TH AV S
004	336590	0175	12/19/03	\$212,000	1600	0	6	1910	3	13464	Y	N	14201 56TH AV S
004	336590	0745	4/28/03	\$249,250	1740	0	6	1915	5	13268	N	N	14243 58TH AV S
004	167040	0025	12/7/04	\$240,000	1940	110	6	1925	3	28392	N	N	13940 51ST AV S
004	167040	0046	10/23/03	\$204,950	980	220	7	1960	3	18620	Y	N	13969 52ND AV S
004	499750	0035	7/20/04	\$210,000	1020	450	7	1955	3	11790	N	N	15315 64TH AV S
004	336590	1225	8/29/03	\$245,000	1060	430	7	1966	3	13400	N	N	5807 S 144TH ST
004	115720	0402	7/14/04	\$293,000	1200	760	7	1984	4	10556	Y	N	14926 57TH AV S
004	336590	1167	11/25/03	\$269,000	1240	1000	7	1967	3	8052	N	N	14484 58TH AV S
004	868780	0150	7/16/04	\$261,000	1250	620	7	1957	3	11256	N	N	14719 59TH AV S
004	868780	0110	9/25/03	\$222,000	1290	0	7	1957	4	13104	N	N	14714 58TH AV S
004	808860	0005	7/23/04	\$280,000	1290	800	7	1962	3	10220	N	N	14725 57TH AV S
004	336590	0593	7/28/04	\$237,000	1300	340	7	1973	3	12672	N	N	14411 58TH AV S
004	115720	0180	10/21/04	\$208,000	1330	0	7	1965	3	9600	N	N	14709 56TH AV S
004	167040	0235	7/29/04	\$285,000	1380	700	7	1961	3	20640	Y	N	13905 55TH AV S
004	336590	0170	9/15/04	\$200,000	1405	0	7	1986	3	7440	N	N	14205 56TH AV S
004	336590	0045	9/15/03	\$209,000	1450	0	7	1977	3	9752	Y	N	5511 S 144TH ST
004	336590	0640	10/25/04	\$249,000	1490	0	7	1952	4	6500	N	N	14471 58TH AV S
004	336590	0640	11/20/03	\$222,500	1490	0	7	1952	4	6500	N	N	14471 58TH AV S

Improved Sales Used in this Annual Update Analysis
Area 51
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	000280	0016	12/5/03	\$265,000	1560	1640	7	1966	4	8618	N	N	13943 56TH PL S
004	000280	0010	3/4/04	\$265,000	1560	0	7	1989	3	7620	N	N	14036 55TH AV S
004	336590	1205	9/5/03	\$230,000	1560	630	7	1968	3	12194	N	N	14440 58TH AV S
004	336590	0445	6/17/03	\$228,000	1640	0	7	1958	3	13440	N	N	14430 56TH AV S
004	336590	0463	12/11/03	\$262,000	1650	0	7	1988	3	12104	N	N	14406 56TH AV S
004	336590	0147	9/2/04	\$272,500	1670	0	7	1988	3	8250	N	N	14108 55TH AV S
004	873300	0065	7/14/03	\$305,000	2420	0	7	2003	3	7113	N	N	5436 S 150TH ST
004	873300	0060	7/9/03	\$299,000	2420	0	7	2003	3	7141	N	N	5428 S 150TH ST
004	873300	0045	7/18/03	\$307,000	2420	0	7	2003	3	9566	N	N	5422 S 150TH ST
004	873300	0070	8/27/03	\$305,000	2420	0	7	2003	3	9715	N	N	5442 S 150TH ST
004	359700	0086	7/30/04	\$379,500	2890	0	7	1958	5	10500	N	N	5936 S 149TH ST
004	808860	0065	2/3/03	\$191,000	990	400	8	1955	3	8820	N	N	5615 S 149TH ST
004	336590	1223	1/19/04	\$203,000	1450	0	8	1967	3	10988	N	N	5809 S 144TH ST
004	359700	0081	9/17/04	\$355,000	1930	0	8	1992	3	9980	N	N	5938 S 149TH ST
004	377930	0040	11/24/04	\$334,000	2410	0	8	2001	3	6757	N	N	5627 S 150TH ST
004	377930	0060	8/20/04	\$320,000	2410	0	8	2000	3	6660	N	N	5619 S 150TH ST
004	167040	0174	2/26/04	\$395,000	2779	0	8	2003	3	8486	N	N	14128 53RD AV S
004	868780	0020	9/15/03	\$268,000	1220	700	9	1976	3	12888	Y	N	14718 57TH AV S
004	336590	1248	10/21/03	\$340,880	2950	0	9	1998	3	12684	N	N	14433 59TH AV S
004	512210	0140	11/28/03	\$335,000	2350	0	10	1989	3	12017	N	N	6320 S 151ST PL
004	512210	0130	6/13/03	\$360,000	2790	0	10	1988	3	12070	N	N	6340 S 151ST PL
005	102204	9054	9/12/03	\$153,000	580	0	4	1949	4	16291	Y	N	21418 35TH AV S
005	102204	9077	8/12/03	\$101,500	700	0	4	1946	3	12150	N	N	21211 MILITARY RD S
005	102204	9089	4/2/03	\$176,000	830	0	6	1943	3	23625	Y	N	21246 MILITARY RD S
005	102204	9145	5/12/04	\$165,000	900	0	6	1956	4	12150	N	N	21234 33RD AV S
005	263200	0075	10/28/04	\$140,000	960	0	6	1947	3	25910	N	N	21231 FRAGER RD S
005	725920	0025	3/4/04	\$193,000	970	0	6	1942	3	39000	N	N	22115 MILITARY RD S
005	866330	0050	10/13/04	\$200,500	1010	0	6	1963	3	14580	N	N	3315 S 222ND ST
005	866330	0050	5/21/04	\$170,000	1010	0	6	1963	3	14580	N	N	3315 S 222ND ST
005	725920	0016	5/19/03	\$145,000	1200	0	6	1942	3	10904	N	N	3206 S 221ST ST
005	725920	0015	5/18/03	\$150,500	1350	0	6	1942	3	23115	N	N	3222 S 221ST ST

Improved Sales Used in this Annual Update Analysis
Area 51
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	131293	0030	5/20/04	\$190,800	1410	0	6	1970	3	10350	N	N	21852 32ND PL S
005	152204	9057	10/28/03	\$180,000	1000	0	7	1967	3	12563	N	N	22442 MILITARY RD
005	263200	0095	1/30/04	\$174,000	1060	0	7	1949	3	21850	N	N	5239 S 212TH ST
005	724800	0020	11/14/03	\$231,000	1100	570	7	1985	3	87120	Y	N	21620 35TH AV S
005	102204	9195	12/15/03	\$151,500	1140	0	7	1952	3	12600	N	N	3218 S 216TH ST
005	152204	9138	3/2/04	\$158,000	1200	0	7	1972	3	14051	N	N	22836 MILITARY RD
005	102204	9172	6/28/04	\$281,000	1380	860	7	1964	3	14580	Y	N	21416 35TH AV S
005	102204	9171	2/12/04	\$265,000	1380	600	7	1964	3	10100	Y	N	21266 35TH AV S
005	751000	0015	3/13/03	\$180,000	1430	0	7	1953	3	8295	N	N	21825 MILITARY RD S
005	102204	9141	6/11/04	\$422,000	3130	0	9	1983	3	46173	Y	N	21026 MILITARY RD S
005	724800	0070	8/21/03	\$380,000	2090	1200	10	1984	3	28350	N	N	21840 35TH AV S
010	936060	0136	10/29/03	\$164,500	1630	0	5	1905	3	10824	N	N	28208 85TH AV S
010	022104	9020	4/7/04	\$221,500	940	0	6	1922	3	157251	N	N	29650 64TH AV S
010	936060	0055	11/23/04	\$235,000	1430	0	6	1954	3	43560	N	N	28227 85TH AV S
010	352204	9056	9/18/03	\$235,000	1860	0	6	1952	3	53578	N	N	6206 S 287TH ST
010	000680	0028	6/2/04	\$200,000	2170	0	6	1901	2	101718	N	N	27102 78TH AV S
010	896196	0270	3/16/04	\$278,900	1200	990	7	2004	3	6585	Y	N	1008 R ST NW
010	896196	0310	2/11/04	\$257,000	1200	1040	7	2004	3	6539	N	N	1102 R ST NW
010	896196	0070	9/5/03	\$265,000	1260	750	7	2002	3	8636	N	N	1130 PIKE ST NW
010	896196	0110	5/6/03	\$256,000	1260	750	7	2002	3	7096	N	N	1119 R ST NW
010	896196	0240	5/19/04	\$277,000	1290	900	7	2004	3	7264	Y	N	906 R ST NW
010	896196	0260	7/9/03	\$273,000	1290	750	7	2002	3	6040	Y	N	1004 R ST NW
010	352204	9100	8/19/03	\$214,950	1300	0	7	1997	3	26000	N	N	27243 51ST PL S
010	896196	0300	5/14/04	\$270,000	1570	0	7	2004	3	6539	Y	N	1026 R ST NW
010	896196	0330	11/24/03	\$254,000	1720	0	7	2003	3	6004	N	N	1116 R ST NW
010	896196	0080	7/25/03	\$251,000	1780	0	7	2002	3	8703	N	N	1131 PIKE ST NW
010	896196	0250	6/23/03	\$254,000	1780	0	7	2002	3	6366	Y	N	910 R ST NW
010	896196	0040	1/23/04	\$253,000	1780	0	7	2003	3	10273	Y	N	1118 PIKE ST NW
010	401680	0115	7/21/04	\$285,000	1830	0	7	1986	3	14435	N	Y	26606 LAKE FENWICK RD S
010	020000	0140	10/29/03	\$269,559	3180	0	7	1932	4	56628	N	Y	6830 S 262ND ST
010	401680	0120	2/11/03	\$304,000	1210	640	8	1982	3	14460	Y	Y	26612 LAKE FENWICK RD S

Improved Sales Used in this Annual Update Analysis
Area 51
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	022104	9154	3/19/04	\$400,750	1570	1570	8	2001	3	41778	N	N	6710 S 296TH ST
010	391430	0010	12/29/03	\$349,900	1590	600	8	1972	3	49222	Y	N	515 AABY DR
010	896195	0320	3/19/03	\$320,000	1660	620	8	1997	3	7950	Y	N	816 R ST NW
010	896195	0530	11/16/04	\$337,950	2284	0	8	1997	3	8829	N	N	1509 10TH CT NW
010	896196	0030	2/23/04	\$325,000	2290	1070	8	2004	3	6333	Y	N	1112 PIKE ST NW
010	896195	0090	7/29/03	\$317,000	2310	0	8	1997	3	9627	N	N	1502 8TH ST NW
010	896196	0140	10/17/03	\$286,950	2340	0	8	2002	3	6327	N	N	1101 R ST NW
010	896196	0340	4/21/04	\$279,900	2400	0	8	2004	3	6782	N	N	1120 R ST NW
010	896195	0470	11/17/04	\$324,950	2460	0	8	1997	3	8367	N	N	1508 10TH CT NW
010	896195	0070	9/17/03	\$319,000	2460	0	8	1997	3	11644	N	N	904 PIKE ST NW
010	000440	0024	2/3/03	\$220,000	2470	0	8	1954	3	18536	N	N	26516 68TH AV S
010	896195	0520	11/3/04	\$353,000	2570	0	8	1997	3	7854	N	N	1513 10TH CT NW
010	896196	0320	9/20/04	\$349,950	2600	0	8	2002	3	6001	N	N	1110 R ST NW
010	896195	0450	12/3/04	\$350,000	2670	0	8	1997	3	8622	N	N	1502 10TH CT NW
010	896195	0500	4/26/04	\$355,000	2750	0	8	1997	3	8983	N	N	1520 10TH CT NW
010	896196	0130	7/9/03	\$305,950	2900	0	8	2002	3	6327	N	N	1105 R ST NW
010	896195	0060	4/29/04	\$360,500	3320	0	8	2001	3	13288	N	N	906 PIKE ST NW
010	022104	9038	3/26/03	\$575,000	3680	0	8	1970	4	207781	Y	N	29810 66TH AV S
010	926403	0020	12/2/03	\$405,000	1820	1340	9	2002	3	8635	Y	N	1113 V ST NW
010	001100	0050	6/2/04	\$310,000	2010	1010	9	1959	3	27000	Y	N	543 AABY DR
010	926403	0610	9/13/04	\$372,000	2460	0	9	1999	3	8329	N	N	1012 U ST NW
010	926401	0110	5/5/04	\$340,000	2460	0	9	1991	3	10000	N	N	1002 W ST NW
010	926403	0850	6/6/03	\$375,000	2530	0	9	2000	3	7790	Y	N	1216 V ST NW
010	926403	0060	4/20/04	\$359,000	2650	0	9	2001	3	12171	N	N	1209 V ST NW
010	926403	0600	12/3/03	\$359,950	2680	0	9	1999	3	8702	Y	N	1014 U ST NW
010	926403	0670	4/8/03	\$319,000	2700	0	9	2002	3	6462	Y	N	1001 U ST NW
010	926403	0450	3/20/03	\$433,000	2730	0	9	2000	3	14602	Y	N	1130 U ST NW
010	926403	0630	9/22/03	\$347,000	2770	0	9	1999	3	6745	Y	N	1008 U ST NW
010	926400	0050	6/24/04	\$575,000	2800	0	9	1988	3	16400	Y	N	1226 W ST NW
010	926403	0300	5/27/04	\$482,000	2870	0	9	1999	3	17359	Y	N	1412 U CT NW
010	926403	0890	12/12/03	\$413,000	2940	0	9	1999	3	8383	Y	N	1128 V ST NW

Improved Sales Used in this Annual Update Analysis
Area 51
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	926403	0690	3/19/04	\$530,000	2960	1250	9	2001	3	7863	Y	N	1005 U ST NW
010	926403	0740	7/22/04	\$460,000	2990	0	9	2002	3	6220	N	N	1025 U ST NW
010	926403	0820	7/21/04	\$499,000	3000	0	9	2001	3	7172	Y	N	1308 V ST NW
010	401680	0220	8/13/04	\$385,000	3000	0	9	2003	3	14719	N	N	26525 LAKE FENWICK RD S
010	926403	0180	4/3/03	\$371,000	3120	0	9	1999	3	13268	N	N	1415 U CT NW
010	926403	0660	3/1/04	\$399,950	3160	0	9	2001	3	6299	Y	N	1002 U ST NW
010	926403	0540	4/9/03	\$435,000	3280	0	9	1999	3	12247	Y	N	1026 U ST NW
010	327560	0010	7/18/03	\$350,000	3310	0	9	1988	3	15000	N	N	313 HI CREST DR
010	926403	0940	7/22/03	\$499,950	3510	0	9	1999	3	8855	Y	N	1104 V ST NW
010	926403	0720	4/10/03	\$428,750	3570	0	9	2003	3	6662	Y	N	1011 U ST NW
010	926400	0010	2/23/04	\$475,000	2740	0	10	1988	3	23505	Y	N	1202 W ST NW
010	926403	0920	5/27/03	\$549,500	2980	760	10	2003	3	11719	Y	N	1110 V ST NW
010	926400	0060	4/20/04	\$515,000	3070	0	10	1989	3	16400	Y	N	1302 W ST NW
010	926403	0910	6/4/03	\$550,000	3200	1160	10	2003	3	8649	Y	N	1114 V ST NW
010	926401	0170	6/4/04	\$539,900	3280	0	10	1991	3	18318	Y	N	1108 W ST NW

Improved Sales Removed from this Annual Update Analysis
Area 51
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	000720	0035	9/21/04	\$248,000	DIAGNOSTIC OUTLIER
002	000720	0072	2/12/04	\$207,000	DIAGNOSTIC OUTLIER
002	000720	0114	2/20/04	\$156,500	BANKRUPTCY - RECEIVER OR TRUSTEE
002	000720	0114	9/26/03	\$172,282	EXEMPT FROM EXCISE TAX
002	135230	0300	11/12/03	\$44,169	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
002	135230	0320	11/30/04	\$62,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
002	135230	0530	10/9/03	\$228,000	QUIT CLAIM DEED
002	135230	0550	10/17/03	\$103,000	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGH.
002	135230	0630	10/30/03	\$65,000	DORRatio
002	135230	0995	8/8/03	\$149,000	NON REPRESENTATIVE
002	135230	0995	1/15/03	\$85,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
002	135230	1135	11/12/04	\$170,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	135230	1140	11/16/04	\$202,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	380600	0040	8/22/03	\$159,000	UnFinArea
002	722400	0115	4/6/04	\$300,000	1031 TRADE
002	722400	0405	8/23/04	\$223,000	DIAGNOSTIC OUTLIER
002	722400	0925	11/26/03	\$184,000	ImpCount
002	722450	0010	4/17/03	\$219,500	NON-REPRESENTATIVE SALE
002	722450	0340	8/27/04	\$223,000	TRADE
002	722450	0355	7/25/03	\$81,285	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
002	722500	0005	4/20/04	\$196,000	ImpCount
002	722500	0150	8/19/04	\$192,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	722550	0005	4/23/04	\$45,933	DORRatio
002	722550	0385	5/14/04	\$210,000	ImpCount
002	722550	0395	8/31/03	\$80,340	QUIT CLAIM DEED DORRatio
002	722550	0415	1/24/03	\$209,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	722550	0475	6/24/04	\$174,950	BANKRUPTCY - RECEIVER OR TRUSTEE
002	722600	0005	6/11/04	\$425,000	DIAGNOSTIC OUTLIER
002	722650	0030	8/7/03	\$237,000	RELOCATION - SALE BY SERVICE
002	722650	0030	11/20/03	\$237,000	RELOCATION - SALE TO SERVICE
004	000280	0031	8/15/03	\$125,000	DIAGNOSTIC OUTLIER
004	076100	0005	8/18/04	\$138,986	DIAGNOSTIC OUTLIER
004	109990	0020	5/23/03	\$261,000	QUESTIONABLE PER SALES IDENTIFICATION
004	109990	0070	12/8/04	\$255,000	QUESTIONABLE PER SALES IDENTIFICATION
004	109990	0100	7/10/03	\$210,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	109990	0140	5/17/04	\$265,000	QUIT CLAIM DEED
004	167040	0128	9/5/03	\$189,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	167040	0135	4/9/03	\$62,866	PARTIAL INTEREST (103, 102, Etc.); RELATED PARTY,
004	167040	0135	4/10/03	\$62,866	PARTIAL INTEREST (103, 102, Etc.); RELATED PARTY,
004	217200	0150	8/18/03	\$80,000	%Compl DORRatio
004	217200	0155	5/9/03	\$80,000	%Compl DORRatio
004	336590	0100	1/28/03	\$122,500	UnFinArea
004	336590	0136	10/7/04	\$255,000	RELOCATION - SALE BY SERVICE
004	336590	0136	7/30/04	\$255,000	RELOCATION - SALE TO SERVICE
004	336590	0305	12/5/03	\$82,800	ImpCount

Improved Sales Removed from this Annual Update Analysis

Area 51

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	336590	0370	12/18/03	\$117,000	DIAGNOSTIC OUTLIER
004	336590	0695	12/16/03	\$145,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
004	336590	1095	9/7/04	\$224,500	RELOCATION - SALE BY SERVICE
004	336590	1095	9/7/04	\$224,500	RELOCATION - SALE TO SERVICE
004	336590	1185	7/19/04	\$122,200	DIAGNOSTIC OUTLIER
004	359700	0061	7/12/04	\$325,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	359700	0083	4/27/04	\$301,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	725520	0150	1/26/04	\$58,249	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; AND
004	725520	0250	12/1/03	\$175,000	DIAGNOSTIC OUTLIER
004	766160	0210	6/17/04	\$174,000	PrevImp<=10K
004	868780	0147	9/18/03	\$68,879	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
005	032204	9062	11/22/04	\$350,000	ImpCount
005	032204	9092	2/24/03	\$500,000	NON-REPRESENTATIVE SALE
005	102204	9051	3/25/03	\$96,057	QUIT CLAIM DEED; STATEMENT TO DOR
005	102204	9092	6/11/04	\$160,000	DIAGNOSTIC OUTLIER
005	102204	9172	2/18/04	\$173,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	152204	9029	9/26/03	\$335,000	ImpCount
005	152204	9057	7/12/03	\$105,000	DIAGNOSTIC OUTLIER
005	263200	0005	2/19/04	\$185,000	QUIT CLAIM DEED
005	263200	0100	5/19/04	\$50,000	DORRatio
005	352304	9019	11/22/04	\$350,000	DIAGNOSTIC OUTLIER
005	367340	0168	8/12/03	\$186,000	ImpCount
005	367340	0169	4/9/04	\$202,500	1031 TRADE
005	724800	0020	3/19/03	\$21,693	EXEMPT FROM EXCISE TAX DORRatio
005	725920	0120	4/29/03	\$165,000	PersMH0
010	001100	0025	5/3/04	\$265,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	022104	9009	4/19/04	\$30,000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
010	022104	9009	4/19/04	\$30,000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
010	022104	9009	4/19/04	\$30,000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
010	142104	9086	3/25/04	\$520,000	RELOCATION - SALE BY SERVICE
010	158060	0024	9/13/04	\$200,000	Obsol
010	252204	9016	9/28/04	\$161,000	DIAGNOSTIC OUTLIER
010	391400	0045	4/22/03	\$226,000	DIAGNOSTIC OUTLIER
010	401680	0030	6/4/04	\$339,000	ImpCountSTATEMENT TO DOR
010	401680	0210	4/25/03	\$82,836	DORRatio
010	401680	0260	4/19/04	\$70,000	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGH
010	401680	0300	6/9/03	\$70,000	DORRatio
010	896195	0170	2/17/04	\$118,156	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGH
010	896195	0220	1/20/04	\$361,900	RELOCATION - SALE BY SERVICE
010	896195	0220	1/9/04	\$361,900	RELOCATION - SALE TO SERVICE
010	896196	0030	5/9/03	\$87,500	DORRatio
010	896196	0030	2/13/03	\$50,000	QUIT CLAIM DEED DORRatio
010	896196	0100	8/21/03	\$349,900	RELOCATION - SALE BY SERVICE
010	896196	0100	8/25/03	\$349,900	RELOCATION - SALE TO SERVICE
010	896196	0130	2/13/03	\$130,000	BANKRUPTCY - RECEIVER OR TRUSTEE DORRatio

Improved Sales Removed from this Annual Update Analysis
Area 51
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	896196	0140	2/13/03	\$90,000	DORRatio
010	896196	0190	3/18/03	\$135,000	DORRatio
010	896196	0210	3/18/03	\$300,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	896196	0220	2/7/03	\$224,000	NON-REPRESENTATIVE SALE
010	926403	0210	3/13/03	\$380,000	RELOCATION - SALE BY SERVICE
010	926403	0210	2/18/03	\$380,000	RELOCATION - SALE TO SERVICE
010	926403	0410	4/28/03	\$136,054	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
010	926403	0590	7/30/03	\$320,000	DIAGNOSTIC OUTLIER
010	926403	0840	4/29/03	\$419,000	RELOCATION - SALE BY SERVICE
010	926403	0840	4/26/03	\$419,000	RELOCATION - SALE TO SERVICE
010	936060	0085	12/18/03	\$32,078	QUIT CLAIM DEED DORRatio

Vacant Sales Used in this Annual Update Analysis
Area 51

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
2	722400	0926	04/16/03	\$50,000	4838	N	N
2	756460	0270	08/05/04	\$68,610	5750	N	N
4	076100	0105	06/09/03	\$122,500	36977	N	N
4	076100	0185	11/12/04	\$55,000	9223	N	N
5	102204	9095	06/09/04	\$100,000	30112	Y	N
10	000680	0030	10/20/03	\$275,000	439520	N	N
10	020000	0093	05/03/04	\$10,000	26445	N	N
10	262204	9071	04/30/03	\$156,500	134164	Y	Y
10	272204	9028	05/27/04	\$120,000	158122	Y	N
10	327570	0030	11/07/03	\$74,950	15000	Y	N
10	352204	9013	12/16/04	\$115,000	400752	N	N
10	352204	9038	05/03/04	\$74,484	411206	N	N
10	401680	0360	01/10/03	\$78,000	20428	N	N
10	896195	0270	12/10/03	\$80,000	7985	N	N
10	926403	0140	04/22/04	\$80,000	11472	N	N

Vacant Sales Removed from this Annual Update Analysis
Area 51

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	722400	0926	11/11/04	\$284,000	DIAGNOSTIC OUTLIER
4	167040	0129	10/15/03	\$68,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
4	336590	0240	01/14/04	\$154,000	MULTI-PARCEL SALE;
5	102204	9025	04/28/04	\$2,380,000	DIAGNOSTIC OUTLIER
5	102204	9100	05/04/04	\$613,200	BUILDER
5	102204	9100	05/26/04	\$656,430	BUILDER
5	152204	9156	04/28/04	\$57,000	DIAGNOSTIC OUTLIER
5	367340	0035	08/21/03	\$6,053	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX;
10	252204	9008	08/02/04	\$155,000	GOVERNMENT AGENCY;
10	262204	9070	10/30/03	\$175,000	BUILDER
10	352204	9013	11/12/04	\$115,000	BUILDER
10	362204	9012	09/15/04	\$860,000	GOVERNMENT AGENCY; OPEN SPACE DESIGNATION
10	391400	0086	07/26/04	\$59,500	NO PERC NO WATER
10	401680	0220	10/29/03	\$70,000	NEW IMP
10	401680	0290	06/04/03	\$70,000	NEW IMP
10	401680	0310	02/13/04	\$78,000	DIAGNOSTIC OUTLIER



**King County
Department of Assessments**

King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

**Scott Noble
Assessor**

MEMORANDUM

DATE: January 31, 2005

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2005 Revaluation for 2006 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr